

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8937 Nathan Herson, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER -- May 3, 1967

ORDERED:

That the appeal for permission to erect a one-story addition to existing auto repair shop at 715-17 O Street, NW., lots 801 and 12, square 422, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in a C-2 District.
- (2) The site is now improved with a one-story repair garage.
- (3) Certificate of Occupancy No. B-57767 authorizes a gas station, accessories, auto sales, auto finance, and auto repair shop at the subject site.
- (4) Appellant proposes to extend the existing garage by erecting new walls and a roof over the existing driveway area. The existing building has an L shape and the proposed addition will square off the bulding.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this appeal for an addition to this automobile repair garage will not create any dangerous or otherwise objectionable traffic conditions and that the proposed addition will be in harmony with the general

intent and purpose of the Zoning Regulations and Maps. Further, the proposed addition will have no adverse affect upon the use of neighboring and adjoining property.

This Order shall be subject to the following conditions:

- (a) Any lighting used to illuminate the garage site shall be so arranged so that all direct rays of light will be confined to the area of the site.
- (b) No vehicular entrance or exit to the repair garage, nor any part of the garage itself, shall be within 25 feet of any residential district.
- (c) No entrance or exit driveway shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines extended.
- (d) All grease pits or hoists hereafter constructed or established as a part of this garage shall be within a building.